

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 27, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Hall brought to the Commission's attention a staff report addendum for SE-01-M-041, KFC of America, Inc. She said the original staff report recommended denial, but the addendum now recommends approval of the application, which is scheduled for decision only on July 10, 2002.

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Commissioner Harsel noted that the deadline for FS-B01-12, Sprint PCS, had been extended to September 30, 2002.

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Commissioner Harsel announced her intent to seek approval of the June and July 2001 minutes on Thursday, July 25, 2002. She requested that any corrections be given to her by Wednesday, July 10, 2002.

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Commissioner Alcorn MOVED THAT THE PUBLIC HEARING ON SE-97-L-041, SHURGARD STORAGE CENTERS, INC., BE DEFERRED TO A DATE CERTAIN OF JULY 17, 2002. He noted that he would be handling this case for Commissioner Kelso.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner DuBois absent from the meeting.

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Commissioner Alcorn MOVED THAT THE DECISION ONLY ON S01-CW-18CP, OUT-OF-TURN PLAN AMENDMENT CONCERNING RESIDENTIAL DEVELOPMENT, BE DEFERRED TO A DATE CERTAIN OF JULY 24, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT. He requested that Commissioners provide him with their written comments, if any, no later than July 10, 2002.

Commissioners Byers and Kelso seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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Commissioner Koch announced his intent to defer the public hearing on PCA-78-S-063-3, WESTFIELDS CORPORATE CENTER ASSOCIATES, LIMITED PARTNERSHIP, from July 10, 2002 to a date certain of July 24, 2002.

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FSA-M97-15-1 - SPRINT - 6200 Wilson Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION, AS AMENDED, IN APPLICATION FSA-M97-15-1, SPRINT, LOCATED AT 6200 WILSON BOULEVARD.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioners Alcorn and Moon not present for the vote; Commissioner DuBois absent from the meeting.

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FS-L02-9 - NEXTEL - 7600 Springfield Center Drive

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-L02-9.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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FS-L02-8 - VOICE STREAM - 6359 Walker Lane

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" IN FS-L02-8.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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FS-Y02-5 - NEXTEL - Marlo/Chantilly Crossing

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT A TELECOMMUNICATIONS FACILITY, AS SET FORTH IN FS-Y02-5, BE DETERMINED A "FEATURE SHOWN."

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ/FDP-2001-PR-054 - D. R. HORTON, INC. (Decision Only)

(The public hearing on this application was held on May 2, 2002. A complete verbatim transcript of the decision made may be found in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2001-PR-054 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JUNE 27, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2001-PR-054, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2001-PR-054 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE FRONTAGE OF ROUTE 123.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A VARIANCE OF THE PERMITTED FENCE HEIGHT ALONG THE ROUTE 123 FRONTAGE OF THE SITE TO PERMIT A SIX-FOOT WALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-401 OF THE ZONING ORDINANCE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ-1998-LE-064 - SPRINGFIELD EAST, LC

SEA-91-L-054-3 - SPRINGFIELD EAST, LC

SEA-91-L-053-4 - SPRINGFIELD EAST, LC

SE-01-L-020 - SPRINGFIELD EAST, LC (Decisions Only)

(The public hearings on these applications were held on June 13, 2002. A complete verbatim transcript of the decisions made may be found in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-1998-LE-064, SPRINGFIELD EAST LC, SPRINGFIELD METRO CENTER PHASE II, SUBJECT TO THE EXECUTION OF PROFFERS NOW DATED JUNE 25, 2002.

Commissioner Koch seconded the motion which carried by a vote of 4-1-5 with Commissioners de le Fe, Kelso, Koch and Murphy in favor; Commissioner Wilson opposed; Commissioners Byers, Hall, Harsel, Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-L-020, SPRINGFIELD EAST LC, SUBJECT TO THE DEVELOPMENT CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 5-0-5 with Commissioners de le Fe, Kelso, Koch, Murphy and Wilson in favor; Commissioners Byers, Hall, Harsel, Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-91-L-053-4, SUBJECT TO DEVELOPMENT CONDITIONS IN APPENDIX 3 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 5-0-5 with Commissioners de le Fe, Kelso, Koch, Murphy and Wilson in favor; Commissioners Byers, Hall, Harsel, Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-91-L-054-3, SUBJECT TO DEVELOPMENT CONDITIONS IN APPENDIX 4 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried by a vote of 4-1-5 with Commissioners de le Fe, Kelso, Koch and Murphy in favor; Commissioner Wilson opposed; Commissioners Byers, Hall, Harsel, Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING YARD TO THE MULTI-FAMILY UNITS TO THE WEST AND WAIVER OF THE BARRIER REQUIREMENTS TO THE ADJOINING PARCELS.

Commissioner Koch seconded the motion which carried by a vote of 5-2-3 with Commissioners de la Fe, Koch, Murphy, Kelso and Wilson in favor; Commissioners Byers and Harsel opposed; Commissioners Hall, Moon and Smyth abstaining; Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. SEA-87-S-099 - Q-U PARTNERSHIP
2. SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER CORPORATION
3. PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP
SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LIMITED PARTNERSHIP
4. SEA-88-L-041 - WILLIAM E. SCHUILING
5. S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT
6. SEA-86-V-072-4 - UNITED COMMUNITY MINISTRIES/BRYANT EARLY
LEARNING CENTER

This order was accepted without objection.

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SEA-87-S-099 - Q-U PARTNERSHIP - Appl. under Sects. 4-804 & 9-620 of the Zoning Ord. to amend SE-87-S-099 previously approved for a vehicle light service establishment to permit a waiver of certain sign regulations & modification to development conditions on property located at 13701- 13707 Lee Jackson Mem. Hwy. on approx. 1.02 ac. zoned C-8, HC & WS. Tax Map 34-4((1)) 57A. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated January 31, 2002. There were no disclosures by Commission members.

Mr. Fran Burnszynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the request to amend the hours of operation, but recommended denial of a waiver of certain sign regulations because the proposed additional freestanding sign was not permitted by Zoning Ordinance standards.

Mr. Martin stated the applicant was seeking approval of Sunday operating hours for the Jiffy Lube establishment located on the subject property. He said the neighboring Winding Brook community had no objection to the request. In addition, he explained that the applicant was also proposing to add a second freestanding sign to the site. He said, however, after review of the applicable Zoning Ordinance, he concurred with the recommendation of staff to deny this request. He said the applicant was in agreement with the proposed development conditions.

Chairman Murphy called for speakers from the audience.

Mr. James Katcham, representing the West Fairfax County Citizens Association, said the Association supported the application with regard to the Sunday hours and concurred with staff's recommendation of a denial of a waiver of the sign regulations. He requested that no neon type lighting be allowed on existing signage and that it be maintained in good repair.

There were no further speakers, therefore, Chairman Murphy closed the public hearing and recognized Mr. Martin for a rebuttal statement. Mr. Martin said he had no rebuttal remarks. There were no questions or comments from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA-87-S-099 IN ORDER TO AMEND THE HOURS OF OPERATION, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED JUNE 20, 2002, AND THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF THE WAIVER OF CERTAIN SIGN REGULATIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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The next case was in the Springfield District; therefore Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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SEA-82-S-087-3 - MERRIFIELD GARDEN CENTER CORPORATION - Appl.
under Sects. 3-104 & 3-C04 of the Zoning Ord. to amend SE-82-S-087 previously approved for a plant nursery w/accessory retail & landscape contracting to permit modification of development conditions, increase in land area & FAR on property located at 12101 & 12039 Lee Hwy. on approx. 38.00 ac. zoned R-1, R-C & WS. Tax Map 56-3((1))13 & 14. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton and Williams, reaffirmed the affidavit dated May 24, 2002. There were no disclosures by Commission members.

Commissioner Murphy announced that he would be deferring the decision on this matter after the close of the public hearing in order to allow time for revisions to be made to the proposed development conditions.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. McDermott reviewed the history of the subject property and said the applicant was requesting an amendment to the previously approved special exception use to incorporate parcel 14 into the application property, add additional floor area and amend development conditions. He noted that there would be no increase in FAR and that 63 percent of the property would remain as open space. He explained that more than one-half of parcel 14 would remain as a tree save area, and that although no retail sale activity would take place on this site, it would be used for display gardens and the storage of plants underneath the tree canopy. He noted that staff was not in agreement with this proposed use. Mr. McDermott said that the existing house located on parcel 14 would continue as a residential use for an employee of the garden center. He described access to the site and said that a minimum of 135 parking spaces would be available at all times with 166 spaces available for seasonal overflow parking. He pointed out that the applicant had withdrawn the request to hold festivals on the site. He said Development Condition Number 22 would grant administrative approval for the sale of items that might be allowed under future amendments to the Zoning Ordinance. He requested a recommendation of approval.

Mr. McDermott responded to questions from Commissioner Harsel about stormwater management, parking and the location of the septic field, and from Commissioner Smyth about the storage of plants underneath the tree canopy.

In response to a question from Commissioner Wilson, Ms. Swagler said staff did not support language in Development Condition Number 22 which would grant administrative approval for sale of items permitted under future Zoning Ordinance Amendments. Mr. McDermott said that this condition had been added to avoid the requirement for special exception approval in the event the Ordinance was amended. Commissioner Murphy added that he would carefully review this issue before a decision was made on this application.

Mr. Bob Romanyshyn, 4809 Marymead Drive, Fairfax, Treasurer of the Marymeade Homeowners Association, expressed support for the application, including the storage of plants underneath the tree canopy.

Ms. Ingrid Cvar, 4724 Marymead Drive, Fairfax, expressed concern about wildlife habitat destruction and noise generated by traffic to the garden center.

There were no further speakers, therefore, Vice Chairman Byers called upon Mr. McDermott for a rebuttal statement. Mr. McDermott declined.

The Commission had no comments or questions and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SEA-82-S-087-3 TO A DATE CERTAIN OF JULY 24, 2002 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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Chairman Murphy resumed the Chair.

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PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LIMITED
PARTNERSHIP - Appl. to amend the proffers for RZ-95-Y-016 to permit mixed use development w/an overall FAR of 0.23 on prop. located in the S.E. quadrant of the intersection of Lee Jackson Mem. Hwy. & Lee Rd. on approx. 14.40 ac.

zoned C-8, HC, WS, & AN. Comp. Plan Rec: Industrial. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/SEA-95-Y-024-2. SULLY DISTRICT.

SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LIMITED

PARTNERSHIP - Appl. under Sect. 4-804, 9-607 & 9-620 of the Zoning Ord. to amend SE-95-Y-024 to permit a continuation of a previously-approved increase in bldg. height & a waiver of certain sign regulations on property located at 14409 Lee Jackson Mem. Hwy. on approx. 14.40 ac. zoned C-8, HC, WS & AN. Tax Map 34-3((1))7B pt. & 19 pt. (Concurrent w/PCA-95-Y-016-3.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated April 29, 2002. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Baker stated that the applicant was requesting approval to relocate a hotel closer to Route 50 where it would have better visibility and be more convenient for hotel users. She noted that the FAR would not increase and that there would be no change in the use of the property. She explained that in 1996 a freestanding sign at Route 50 and Lee Road had been approved at 25 feet in height and 250 square feet in area, but that staff was recommending, in Development Condition Number 5, that the size of that sign be reduced to 12 feet in height and 140 square feet in area. She said the applicant was not in agreement with this condition and wanted the existing sign area retained because visibility was extremely important to the retail success of the shopping center. She pointed out that an additional sign had been approved for Route 28, but that there was no access from that location. She noted that the Western Fairfax County Citizens Association supported signage of 20 feet in height and 200 square feet in area. She requested a favorable recommendation.

Mr. James Katcham, 6410 Sutler Store Court, Centreville, Chair of the Western Fairfax County Citizens Association Land Use Committee, said the Committee supported a 20-foot sign with a total square footage of 200 square feet, as indicated by Ms. Baker.

There were no further speakers, therefore, Chairman Murphy called upon Ms. Baker for a rebuttal statement. Ms. Baker declined. There were no further questions or comments from the Commission and no closing staff remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on these applications. (A verbatim excerpt is in the date file.)

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PCA-95-Y-016-3 - CHANTILLY 50-28 ASSOCIATES LTD. PARTNERSHIP June 27, 2002
SEA-95-Y-024-2 - CHANTILLY 50-28 ASSOCIATES LTD. PARTNERSHIP

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-95-Y-016-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 23, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-95-Y-024-2 WITH THE FOLLOWING CHANGE: THE SIGN DIMENSION CITED IN CONDITION NUMBER 5 SHALL READ: "THE SIGN SHALL NOT EXCEED A HEIGHT OF 20 FEET FROM GRADE WITH A TOTAL SIGN AREA OF 200 SQUARE FEET.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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SEA-88-L-041 - WILLIAM E. SCHUILING - Appl. under Sect. 4-804 of the Zoning Ord. to amend SE-88-L-041 previously approved for a vehicle sale, rental & ancillary service establishment for modifications to development conditions on property located at 7400 Richmond Hwy. on approx. 3.67 ac. zoned C-8, HC & CRD. Tax Map 92-4((1))73A & 74. LEE DISTRICT. PUBLIC HEARING.

Randall Greehan, Esquire, with Walton and Adams, reaffirmed the affidavit dated May 21, 2002. There were no disclosures by Commission members.

Commissioner Kelso asked that Chairman Murphy ascertain whether there were any speakers present for this application. Chairman Murphy called for speakers, but received no response. Commissioner Kelso requested that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-88-L-041, WILLIAM E. SCHUILING, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION REAFFIRM THE PREVIOUSLY APPROVED MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE, WHERE THE SUBJECT SITE IS ADJACENT TO RESIDENTIAL, TO THE EXISTING LANDSCAPING AND BARRIER AS SHOWN ON THE SEA PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT THE RICHMOND HIGHWAY STREETScape AND TRAIL REQUIREMENTS BE MODIFIED TO THE EXISTING VEGETATION AND SIDEWALK AS SHOWN ON THE SEA PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Koch not present for the vote; Commissioner DuBois absent from the meeting.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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S02-IV-MV1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance with/the Code of Virginia, Title 15.2, Chap. 22 concerning approx. 1.23 ac. located N.E. of the intersect. of Richmond Hwy. & Martha St. on the N. side of Richmond Hwy. The area is planned for a mix of predominantly residential use at a density of 8-12 du/ac & community-service commercial uses up to .35 FAR w/substantial parcel consolidation. The Plan amendment will consider an option for commercial uses such as contractor's offices &/or a plant nursery for the parcels located E. of Roxbury Dr. Tax Maps 101-4(1))11A & 12. LEE DISTRICT. PUBLIC HEARING.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the Amendment.

Vice Chairman Byers noted that Commissioner Wilson would be handling this case for Commissioner Kelso. He then called the listed speaker.

Ms. Susan Wise Clay, PO Box 213, Mount Vernon, an environmentalist and owner of the subject property, said she was in agreement with the recommendations of staff with the exception of the recommended 15 foot building height limitation. She explained that surrounding residential

development was at least 35 feet in height and the existing buildings on the property were 20-25 feet in height. Therefore, she said a height of 20-25 feet for the new building would be more compatible with the surrounding area. In addition, noting that staff was recommending the prohibition of outdoor storage of heavy equipment, she asked for a definition of heavy equipment. She also requested a temporary waiver of the service drive requirement be approved until Phase II, the construction of the new commercial building, was completed.

In response to a question from Commissioner Hall, Ms. Lewis said that staff was recommending a height limitation of 15 feet because Richmond Highway guidelines called for a tapering down of density between commercial and residential uses, therefore, staff thought a height of 15 feet was appropriate between townhouse and commercial development. She said if the proposed building were moved away from residential development and closer to Richmond Highway, the height could be increased, but that if it was going to abut residences, it should be one story. Responding to a question from Commissioner de la Fe, Ms. Clay said she believed a one and one-half to two story building would be appropriate for the property.

Commissioner Wilson commented that there was no definition of a story in the Zoning Ordinance. She said because the subject property was located in a Commercial Revitalization

District and part of it was zoned C-8, a height of up to 50 feet would be allowed by-right. She said for that reason the Comprehensive Plan recommended a tapering down of height. She said that she was going to recommend retention of language requiring that building scale and height be compatible with existing residential development, and pointed out that height limitations might be more appropriately addressed at the time of rezoning.

In response to a question from Commissioner Wilson, Ms. Lewis defined heavy equipment and outdoor storage. She also responded to questions from Commissioner Wilson about buffering and allowable uses on the property.

There were no further speakers. The Commission had no other comments or questions and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Wilson for action on this application. (A verbatim transcript is in the date file.

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Commissioner Wilson MOVED TO DEFER THE DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S02-IV-MV1 TO A DATE CERTAIN OF JULY 11, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Kelso and Murphy not present for the vote; Commissioner DuBois absent from the meeting.

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The next case was in the Mount Vernon District, therefore, Vice Chairman Byers relinquished the gavel to Secretary Harsel.

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SEA-86-V-072-4 - UNITED COMMUNITY MINISTRIES/BRYANT EARLY LEARNING CENTER - Appl. under Sect. 3-204 of the Zoning Ord. to amend SE-86-V-072 previously approved for alternate use of a public facility for a child care center & nursery school to permit modifications of dev. conditions on property located at 2709 Popkins La. on approx. 23.78 ac. zoned R-2 & HC. Tax Map 93-3((1))3. MT. VERNON DISTRICT. PUBLIC HEARING.

Ms. Elizabeth McNally, agent for the United Community Ministries/Bryant Early Learning Center, reaffirmed the affidavit dated May 17, 2002. Commissioner Smyth disclosed that she was a substitute teacher for Fairfax County Public Schools, therefore she recused herself.

Commissioner Byers asked that Secretary Harsel ascertain whether there were any speakers present for this application. Secretary Harsel called for speakers, but received no response. Commissioner Byers requested that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-86-V-072-4 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Kelso, Murphy and Smyth not present for the vote; Commissioner DuBois absent from the meeting.

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Vice Chairman Byers resumed the Chair.

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ADJOURNMENT

June 27, 2002

The meeting was adjourned at 10:12 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: May 6, 2004

Linda B. Rodeffer, Deputy Clerk to the
Fairfax County Planning Commission